

Capital Fund Program - Five-Year Action Plan

Status: Draft

Approval Date:

Approved By:

Part I: Summary						
PHA Name : Montgomery County Housing Authority			Locality (City/County & State)			
PHA Number: PA012			<input checked="" type="checkbox"/> Original 5-Year Plan		<input type="checkbox"/> Revised 5-Year Plan (Revision No:)	
A.	Development Number and Name	Work Statement for Year 1 2022	Work Statement for Year 2 2023	Work Statement for Year 3 2024	Work Statement for Year 4 2025	Work Statement for Year 5 2026
	SIDNEY POLLOCK HOUSE (PA012007011)	\$425,000.00	\$200,000.00	\$884,784.00	\$225,628.00	\$125,000.00
	AUTHORITY-WIDE	\$529,404.00	\$535,621.00	\$530,621.00	\$542,381.00	\$850,405.00
	MARSHALL W LEE TOWERS (PA012009999)	\$55,000.00	\$35,000.00		\$538,396.00	
	GOLDEN AGE MANOR (PA012006009)	\$456,001.00	\$676,628.00	\$50,000.00	\$138,000.00	\$65,000.00
	BRIGHTHOPE ESTATES (PA012002003)		\$18,156.00		\$21,000.00	\$425,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0126	Roof Replacement- SMITH(Non-Dwelling Exterior (1480)-Roofs)	Replace Roof		\$265,000.00
	AUTHORITY-WIDE (NAWASD)			\$529,404.00
ID0051	Operations (Operations (1406))	Offset material and contract costs under ordinary maintenance operations.		\$293,081.00
ID0055	Administration - Management Fee(Administration (1410)-Other)	CFP related salaries and employment benefits (10%)		\$146,540.00
ID0059	Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480))	Development Activities PHA wide		\$10,000.00
ID0062	Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Office equipment including computers upgrades and/or replacement - for public housing use		\$5,000.00
ID0066	Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	A&E services		\$53,783.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0070	Architect & Engineering - Envtl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	A&E- environmental including environmental screening, testing, air monitoring, operating and maintenance programs		\$10,000.00
ID0086	Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)	Relocation - all buildings as needed -		\$1,000.00
ID0102	Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)	Environmental Abatement and/or Mitigation - PHA Wide - all buildings as needed		\$10,000.00
	MARSHALL W LEE TOWERS (PA012009999)			\$55,000.00
ID0109	Carpet and Cubicles - Cherry Court (Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Other)	Replace carpeting and upgrade or replace cubicles		\$5,000.00
ID0110	Install Generator - Cherry Court (Non-Dwelling Construction - Mechanical (1480)-Generator)	Install Generator		\$50,000.00
	GOLDEN AGE MANOR (PA012006009)			\$456,001.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1 2022				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0115	Replace Ranges - GAM(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other)	Replace ranges -85		\$10,000.00
ID0116	Ceiling Upgrades - GAM (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)	Ceiling upgrades (10000SF)		\$5,000.00
ID0117	Lobby Upgrades - GAM(Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Community Building)	Lobby Upgrades		\$111,001.00
ID0119	Roof Replacement- GAM(Non-Dwelling Exterior (1480)-Roofs)	Replace Roof		\$260,000.00
ID0120	Replace Tub Drains - MLT(Dwelling Unit-Interior (1480)-Plumbing)	Replace 80 Tub Drains		\$10,000.00
ID0121	Electrical Upgrades/Replacement - MLT(Dwelling Unit-Interior (1480)-Electrical)	Electrical Upgrades and/or replacement - 80 units		\$50,000.00
ID0129	Landscaping - MLT(Dwelling Unit-Site Work (1480)-Landscape)	sod, bushes, perenials		\$10,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0025	Flooring - GAM (Non-Dwelling Interior (1480)-Common Area Flooring)	Flooring community areas (est 4000SY)		\$10,000.00
ID0031	HVAC - MLT(Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Other)	HVAC upgrades and/or installation 7 floors		\$10,000.00
ID0032	Concrete Upgrades - MLT(Dwelling Unit-Site Work (1480)-Pedestrian paving)	Sidewalk and concrete upgrades est 500sf		\$10,000.00
ID0150	Creation of New Units within Building - GAM (Dwelling Unit-Development (1480)-Other,Dwelling Unit - Conversion (1480))	Creation of up to 4 new units in un or underused spaces of building.		\$300,000.00
ID0151	Rehabilitate and Restructure Offices and Community space - GAM(Non-Dwelling Construction-New Construction (1480)-Other)	Revise layout to improve efficiency		\$161,605.00
ID0152	Upgrade/Replace Generator -MLT(Non-Dwelling Construction - Mechanical (1480)-Generator)	Upgrade / Replace Generator		\$120,023.00
ID0153	Upgrade/Replace Generator -GAM(Non-Dwelling Construction - Mechanical (1480)-Generator)	Upgrade / Replace Generator		\$50,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
	2	2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	MARSHALL W LEE TOWERS (PA012009999)			\$35,000.00
ID0044	Energy Efficiency Improvements - Cherry Court (Non-Dwelling Interior (1480)-Other)	Cherry Court energy efficiency improvements		\$15,000.00
ID0155	HVAC Upgrades/Replacement - Cherry Court(Non-Dwelling Interior (1480)-Mechanical)	Replace and re-balance HVAC		\$20,000.00
	AUTHORITY-WIDE (NAWASD)			\$535,621.00
ID0061	Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Office equipment including computers upgrades and/or replacement for public housing use		\$5,000.00
ID0143	Administration - Management Fee(Administration (1410)-Other)	CFP related salaries and employment benefits (10%)		\$146,540.00
ID0144	Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)	Relocation - all buildings as needed -		\$1,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 2		2023		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0147	Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480))	Development Activities PHA wide		\$5,000.00
ID0148	Architect & Engineering - Envtl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	A&E- environmental including environmental screening, testing, air monitoring, operating and maintenance programs		\$10,000.00
ID0149	Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Office equipment including computers upgrades and/or replacement - for public housing use		\$5,000.00
ID0159	Operations (Operations (1406))	Offset material and contract costs under ordinary maintenance operations.		\$293,081.00
ID0168	Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	A&E services		\$60,000.00
ID0169	Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)	Environmental Abatement and/or Mitigation - PHA Wide - all buildings as needed		\$10,000.00
	SIDNEY POLLOCK HOUSE (PA012007011)			\$200,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0027	Landscaping - GAM (Dwelling Unit-Site Work (1480)-Landscape)	sod, bushes, perenials		\$10,000.00
ID0028	Carpet - GAM (Non-Dwelling Interior (1480)-Common Area Flooring)	Carpet common areas est. 1000SY		\$15,000.00
ID0029	Upgrade Entry - GAM (Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Other,Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Exterior (1480)-Canopies,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Parking,Dwelling Unit-Site Work (1480)-Signage)	Upgrade building entries including walkways (LS)		\$20,000.00
ID0092	Replace compactor - GAM(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Replace compactor and related equipment		\$50,000.00
ID0093	Booster Pump - MLT(Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing)	Replace booster bump		\$3,000.00
ID0104	Unit Air Conditioning - GAM(Dwelling Unit-Interior (1480)-Mechanical)	Unit air conditioning upgrades and/or installation (match) - PHA Wide		\$40,000.00
	AUTHORITY-WIDE (NAWASD)			\$542,381.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year				
4	2025			
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0047	Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)	Environmental Abatement and/or Mitigation - PHA Wide - all buildings as needed		\$10,000.00
ID0050	Operations (Operations (1406))	Offset material and contract costs under ordinary maintenance operations.		\$293,081.00
ID0054	Administration - Management Fee(Administration (1410)-Other)	CFP related salaries and employment benefits (10%)		\$146,540.00
ID0058	Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480))	Development Activities PHA wide		\$5,000.00
ID0063	Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	Office equipment including computers upgrades and/or replacement - for public housing use		\$5,000.00
ID0067	Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	A&E services		\$52,760.00
ID0071	Architect & Engineering - Envntl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	A&E- environmental including environmental screening, testing, air monitoring, operating and maintenance programs		\$20,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5		2026		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$850,405.00
ID0172	Administration - Management Fee(Administration (1410)-Other)	CFP related salaries and employment benefits (10%)		\$146,540.00
ID0173	Operations (Operations (1406))	Offset material and contract costs under ordinary maintenance operations.		\$293,081.00
ID0174	Architect & Engineering - Env'tl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	A&E- environmental including environmental screening, testing, air monitoring, operating and maintenance programs		\$10,000.00
ID0175	Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	A&E services		\$60,000.00
ID0176	Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)	Relocation - all buildings as needed -		\$1,000.00
ID0177	Office Equipment - PHA Wide - Public Housing Only(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Contract Administration (1480)-Other)	Office equipment including computers upgrades and/or replacement - for public housing use		\$5,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0178	Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480))	Development Activities PHA wide		\$5,000.00
ID0179	Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)	Environmental Abatement and/or Mitigation - PHA Wide - all buildings as needed		\$10,000.00
ID0182	Exterior Signage - PHA Wide(Non-Dwelling Site Work (1480)-Signage)	Replace exterior signage at all properties		\$100,000.00
ID0183	Furnishing and Blinds at highrises(Non-Dwelling Interior (1480)-Common Area Finishes)	New furnishings and blinds		\$167,784.00
ID0184	New Handrails at Highrises(Non-Dwelling Interior (1480)-Other)	Install new handrails at all highrises		\$50,000.00
ID0186	Replace Fire Hydrants(Non-Dwelling Exterior (1480)-Other)	replace 3 hydrants		\$2,000.00
	SIDNEY POLLOCK HOUSE (PA012007011)			\$125,000.00

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 5 2026				
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0180	HVAC - SPH (Non-Dwelling Construction - Mechanical (1480)-Cooling Equipment - Systems)	First floor air conditioning		\$50,000.00
ID0191	replace storefront windows - SPH(Non-Dwelling Exterior (1480)-Windows)	replace storefront windows		\$75,000.00
	BRIGHTHOPE ESTATES (PA012002003)			\$425,000.00
ID0181	Replace Furnances _ BHC(Dwelling Unit-Interior (1480)-Mechanical)	replace obsolete furnaces		\$350,000.00
ID0188	Sidewalk and steps repairs - street overlay - BHC(Non-Dwelling Exterior (1480)-Other)	Sidewalk and steps repairs - street overlay - BHC		\$25,000.00
ID0189	Underground Utility repair and replacement - BHC(Non-Dwelling Exterior (1480)-Other)	Underground Utility repair and replacement - BHC		\$50,000.00
	GOLDEN AGE MANOR (PA012006009)			\$65,000.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations (Operations (1406))	\$293,081.00
Administration - Management Fee(Administration (1410)-Other)	\$146,540.00
Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480))	\$10,000.00
Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$5,000.00
Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	\$53,783.00
Architect & Engineering - Envntl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	\$10,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 1	2022
Development Number/Name General Description of Major Work Categories	Estimated Cost
Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)	\$1,000.00
Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)	\$10,000.00
Subtotal of Estimated Cost	\$529,404.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$5,000.00
Administration - Management Fee(Administration (1410)-Other)	\$146,540.00
Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)	\$1,000.00
Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480))	\$5,000.00
Architect & Engineering - Envtl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	\$10,000.00
Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$5,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 2	2023
Development Number/Name General Description of Major Work Categories	Estimated Cost
Operations (Operations (1406))	\$293,081.00
Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	\$60,000.00
Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)	\$10,000.00
Subtotal of Estimated Cost	\$535,621.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Operations (Operations (1406))	\$293,081.00
Architect & Engineering - Envtl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	\$10,000.00
Administration - Management Fee(Administration (1410)-Other)	\$146,540.00
Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)	\$1,000.00
Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480))	\$10,000.00
Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	\$60,000.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 3	2024
Development Number/Name General Description of Major Work Categories	Estimated Cost
Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)	\$10,000.00
Subtotal of Estimated Cost	\$530,621.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)	\$10,000.00
Operations (Operations (1406))	\$293,081.00
Administration - Management Fee(Administration (1410)-Other)	\$146,540.00
Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480))	\$5,000.00
Office Equipment - PHA Wide - Public Housing Only(Contract Administration (1480)-Other,Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$5,000.00
Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	\$52,760.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 4	2025
Development Number/Name General Description of Major Work Categories	Estimated Cost
Architect & Engineering - Env'tl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	\$20,000.00
Phone system - PHA Wide - Public Housing Only (Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other)	\$10,000.00
Subtotal of Estimated Cost	\$542,381.00

Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Housing Authority Wide	
Administration - Management Fee(Administration (1410)-Other)	\$146,540.00
Operations (Operations (1406))	\$293,081.00
Architect & Engineering - Envtl - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	\$10,000.00
Architect & Engineering - PHA Wide (Contract Administration (1480)-Other Fees and Costs)	\$60,000.00
Relocation Costs - PHA Wide (Contract Administration (1480)-Relocation)	\$1,000.00
Office Equipment - PHA Wide - Public Housing Only(Non-Dwelling Equipment-Expendable/Non-Expendable (1480)-Other,Contract Administration (1480)-Other)	\$5,000.00

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Part III: Supporting Pages - Management Needs Work Statements (s)	
Work Statement for Year 5	2026
Development Number/Name General Description of Major Work Categories	Estimated Cost
Development - PHA Wide (Dwelling Unit-Development (1480)-New Construction,Dwelling Unit-Development (1480)-Other,Dwelling Unit-Development (1480)-Site Acquisition,Dwelling Unit - Conversion (1480))	\$5,000.00
Environmental Abatement and/or Mitigation - PHA Wide (Dwelling Unit-Interior (1480)-Other,Non-Dwelling Interior (1480)-Other)	\$10,000.00
Exterior Signage - PHA Wide(Non-Dwelling Site Work (1480)-Signage)	\$100,000.00
Furnishing and Blinds at highrises(Non-Dwelling Interior (1480)-Common Area Finishes)	\$167,784.00
New Handrails at Highrises(Non-Dwelling Interior (1480)-Other)	\$50,000.00
Replace Fire Hydrants(Non-Dwelling Exterior (1480)-Other)	\$2,000.00
Subtotal of Estimated Cost	\$850,405.00